NOT FIT FOR HABITATION.

WORK OF THE HEALTH BOARD IN WIPING OUT UNSANITARY TENE-MENT-HOUSES.

WHAT HAS BEEN ACCOMPLISHED UNDER THE LAW OF 1895-NEARLY 100 HOUSES CON-

DEMNED, AND ABOUT 2,500 PEOPLE

wer of the first importance was bestowed pon the New-York Board of Health by the act of hich authorized it, under certain circum-

to be unsanitary and dangerous to health. law was one of the results of the work of the Tenement-house Committee, which, with Richard Watson Gilder as its chairman, made an exhaustive investigation of the entire subject in the previous year, with the purpose of suggesting legis-lation that would improve the condition of the large number of people living in crowded houses of this description.

According to one section of the law, on the cerdifficate of the Sanitary Superintendent that any building in the city is infected with contagious disease, or, by want of repair, has become dangerous to life, or is unfit for human habitation because of defects in drainage, plumbing, ventilation or con-struction, or because of the existence of a nuisance is likely to cause sickness among its occupants, the Board of Health is empowered to issue an order requiring all persons to vacate the building.

The same section contains the further important providers.

provision that whenever, in the opinion of the Board of Health, "any building or part thereof in the city of New-York, an order to vacate which has been made by the said Board, is, by reason of defects in drainage, plumbing or ventilation, infection with contegious disease or because of the e of a nuisance on the premises which is likely to cause sickness among its occupants or among the occupants of other property in the city of w-York, or because it stops ventilation in other ildings, or otherwise makes or conduces to make ther buildings adjacent to the same unfit for hu nan habitation or dangerous or injurious to health, cause it prevents proper measures from being carried into effect for remedying any nuisance injurious to health, or other sanitary evils in respect of such other buildings, so unfit for human habitation that the evils in or caused by said building cannot be remedied by repairs or in any other way except by the destruction of said building, or a portion of the same, said Board of Health may condemn the same and order it removed, provided the owner or owners of said building can demand a survey of said building in the manner provided for in the case of unsafe buildings, and may institute proceedings in the Supreme Court in the county of New-York for the condemnation of said building. REAR HOUSES THE MAIN CAUSE OF TROU-

Under this law the Board of Health began to act last May, and since then proceedings have been in-stituted for the vacation and condemnation of nearly one hundred buildings. Nearly all of them have been rear tenement-houses, and in every case the cause officially assigned for the action of the Board has been "lack of ventilation and existence of a nuisance liable to cause sickness." The initiative has been taken in each instance by the Sanitary Superintendent, Dr. Charles F. Reberts, who has inspected the houses personally before making a reen the custom of the two appointed members of Board to look over the building themselves, so as not to proceed without full knowledge. The right Board to destroy property has been tested the courts, but, according to President Wilson, all the decisions thus far have been in its favor. Naturally, the Commissioners do not resort to ex-

eme measures except in extreme cases. In nearly as exceptionally high, and in the case of one No. 110 West Seventeeth-st., in which sevenople lived, it was 105.9. In the rear tenement . 314 Mott-st, the death-rate ran up to 95, and in a corresponding building at No. 250 in the same twenty-one have been demolished or will be torn down at once; and in seventeen cases the buildings have been remodelled in such a way as to be satisfactory to the Health Department. Most of the remodelled houses are henceforth to be used for factory purposes, and the owners are under piedges not to allow them to be used as dwelling places. In some cases, however, such extensive changes and repairs have been made by the owners that the houses are again habitable.

The first lot of houses was condemned by the Rosal on Man 23. ached 91.55. Of the houses condemned

pairs have again habitable, uses are again habitable, the first lot of houses was condemned by the first lot of houses was condemned by the ard on May 26 last year, and like action was taken respect to other houses on July 14. July 26 and gust 25. Those buildings already demoished or grity so are: Five rear tenements in Mott-st. from 11 year are: Five rear tenements in Mott-st. from 2. 26 to No. 224; No. 17 Sullivan-st. Nos. 68, 70, 72, 195 and 107 Thompson-st. No. 19 West-st. No. 256 ist Eleventh-st. Nos. 88 and 90 Catharine-st. Nos. 18 and 150 Eighth-ave. No. 211 West Therety, and No. 220 West outlon-st. Thus far this year the Health Board s condemned only two tenement-houses—the fa-

Houston-st. Thus far this year the Heath Bodal has condemned only two tenement-houses—the farmous "Ship," comprising Nos. 33, 35%, 40 and 40% Monroe-st., on March 16, and No. 27 Vestry-st., on March 28.

The facts here set forth were obtained from President Wilson, who will treat of this subject at some length in the annual report of the Department. Speaking about the matter a few days ago, he said to a representative of The Tribune: PRESIDENT WILSON TALKS OF THE WORK.

'Yes, we have accomplished a good deal under the law of 1895, and feel that our rights have been pretty well established by this time. Of course, we have not been able to do this without opposition, we have not been able to do this without opposition, but we have proceeded carefully and been sure of our ground before acting. I am certain that one would only have to look at the condition of the houses which have been condemned to see that they were utterly unfit for human habitation, and that they could not be made fit by ordinary repairs. In some cases, where extensive alterations and improvements have been made, the Board has consented that people should be allowed to live in the houses again. Most of those remodelled, however, will not be used as dwelling-houses in the future. We have done little thus far this year, but the city's tenement-houses are being inspected, and the Board will not hestiate to act when it deems it necessary for the health of the people."

The total number of people occupying the tenement-houses condemned by the Board of Health was about twenty-five hundred.

Spectal interest attaches to the recent condemnation of the "Ship," as it is universally known on the lower East Side. This is one of the oldest tenement-houses in the city, and no one of the present generation knows its origin. While it appears on the Health Department records as bearing numbers in Monroe-st., its main front seems to be in Hamilton-st. It consists of two buildings joined together, and the interior construction justifies the name so long applied to the old barrack. From 184 to 1856 the death-rate in the place was 80.9. Recently it has been occupied mainly by Italians. The place that has known it for a century or upward, will soon know it no more. but we have proceeded carefully and been sure of

TRYING TO END THE LOCKOUT.

A conference was held at the Wool Exchange, in the Master Steam and Hot Water Fitters' Associaand the Enterprise and Progress associations of Steamfitters and Helpers to try to end the lockof Steamfitters and Helpers to try to end the lockout of the steamfitters and the sympathetic strikes
on the New-York Athletic Club's new building and
other structures. The conference was brought
about by C. T. Wills, of the Mason Builders' Association, and William J. O'Brien, president of the
Board of Delegates. At yesterday's conference the
master steamfitters held out for the proposition
which they made some days ago, that the old
agreement should be continued until August 1, 1888,
with a modification in the clause relating to pipecutting. They wanted 1k-inch pipe cut by machinery in the shops, instead of by hand at the
buildings where it is sent.

The steamfitters refused to accept the proposition, as they want an increase of wages after August 1 next.

Another conference will be held to-morrow.

TO HAVE A SOLDIER'S BURIAL.

The funeral of the seventy-year-old veteran, William Maroney, of the Connecticut Heavy Artillery, se body was found on March 23 at One-hunwhose body was found on March 25 at One-nun-dred-and-fifty-second-st. and Third-ave., will be conducted with military honors to-day at 1 o'clock. The steamer Fidelity, Captain Ward, will leave the pier at East Twenty-sixth-st, for Hart's Island, with General O'Beirne and Superintendent Murphy and six uniformed pallbearers, as well as a number of veterans. Maroney will be buried on Hart's Island. His body will be enshrouded in the American flag.

Excursions.

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DR. W. G. NOWELL, Private Tutor,—June and Sep-ments made now. Address 117 East 82d-st.

Steamboats.

ALBANY EVENING LINE. The popular steamers DREW and DEAN RICHMOND will leave Old Pier 41, N. B., foot Canal st., at 8 P. M. daily (Sundays excepted) making direct connections with trains North. East and West. Freight received until hour of

TROY BOATS.

Steamers CITY OF TROY and CITY OF CATSKILL leave pier 46, foot of West 10th Street, daily at 6 P. M., except Saturday. Sunday steamer touches at Albany. CATSKILL, HUDSON and COXSACKIE

KINGSTON LINE, West 10th st.-Daily 4 p. m., Saturdays at I. Strs. Baldwin and Romer, for Cornwall, Newburgh New-Hamburg, Mariboro, Milton, Poughkeepsis, Hyde Park, Esopus, Kingston, Connecting with
U. & D. R. R. for all points in Catskill Mountains. SAUGERTIES BOATS leave every weekday

at 6 P. M. from foot of Christopher-st., N. R. RAMSDELL LINE.—Steamers leave Pler 24. R N. R., foot Franklin Street, for Cranston's, West Point, Cold Spring, Cornwall, Fishkill Landing, and New-burg. Week days, 5 P. M. Sundays, 9 A. M.

BOSTON AND NEW ENGLAND,
VIA SOUND LINES.

STONINGTON LINE, via Stonington, from Pier 36, N. R.,
one block above Canal st., week days only, at 6:00 P. M.
NORWICH LINE, via New London, from Pier 40, N. R.,
Bext to Desbrosses st., week days only, at 5:30 P. M.
FALL RIVER LINE, via Newport and Fall River, from
Pier 18, N. R., foot Murray st., week days only, at
5:00 P. M.

NEW-HAVEN-FARE, \$1; Excursion, \$1.50,-Fast steamers leave Pier 25, E. R., Daily (Sundaya excepted), 3 P. M. and 12 midnight, arriving in time for trains to Meriden, Hartford, Springfield and points north.

TRAVELLERS THROUGHOUT EUROPE will find The Tribune on file at leasing Hotels and at the principal Banks. Americans contemplating going abroad should consult the European advertisements which appear every Sunday, Wednesday and Saturday. Only select and reliable announcements are published. You avoid much annoyance and diseastisfaction caused by many of the so-called Guide Books. Our London office, 75 Pleat-st. E. C. is open to all Tribune readers, business or pleasure: it doesn't matter. The welcome is the same.

Public Notices.

COMMISSIONERS OF THE SINKING FUND OF THE CITY OF NEW YORK, 1897.

TO CONTRACTORS.—Proposals for furnish-TO CONTRACTORS.—Proposals for furnishing Materials and Performing Work in the Erection and Completion of a Hospital Building on Gouverneur Slip, between Front and Water Streets, in New York City, pursuant to Chapter 708, Laws of 1894, as amended by Chapter 309, Laws of 1895.

SEALED ESTIMATES for the above work, indorsed with the above tile, also with the name of the person or persons making the same, and the date of presentation, will be received at the office of the Comproller, Rooms Nos. 14 and 15. Finance Department, Stewart Building No. 280 Broadway, in the City of New York, until Thursday, April 16th, 1897, at 12 o'clock M., at which place and hour the bids will be publicly opened by, and in the presence of the Commissioners of the Sinking Fond, or a majority of them, and read, and the award of the contract, if awarded, will be made to the lowest bidder, with adequate security, as soon thereafter a practicable. The person or persons to whom the contract within five days from the date of the service of a notice to that effect; and in case of failure or neglect so to do, he or they will be considered as having abandoned it, and as in default to the Corporation, and thereupon the work shall be readvertised and relet, and so on until the contract the accepted and executed. The work of commence at such time as the Commissioner of Public Works mry designate.

N. H.—Permission will not be given for the withdrawal of any bid or estimate. No bid will be accepted from, or contract awarded to, any person who is the arrears to the Corporation, upon debt or contract, or who arrears to the Corporation upon debt or contract, or who is a defaulter, as surety or otherwise, upon any obligation to the Corporation upon debt or contract, or who arrears to the Corporation, upon debt or contract, or who arrears to the Corporation, upon debt or contract, or who arrears to the Corporation, upon debt or contract, or who arrears to the Corporation, the contract of the contract as worked to, any person who is in arrears to the Corporation upon cent or contrary of who is a defaulter, as surety or otherwise, upon any obligation to the Corporation.

The entire work is to be completed within FIFTEEN MONTHS after the date of the signing of this contract. The amount of security required is FIFTY THOU-SAND DOLLARS as hereinabove specified.

Hank forms of estimates and further information, if required, can be obtained on application at the office of the Comptroller, No. 280 Broadway, also the form of the Comptroller, No. 280 Broadway, also the form of the Comptroller, April 2, 1897.

WILLIAM L. STRONG,

Mayor;

JOHN W. GOFF,

ASHBEL P. FITCH.

Comptroller;

ANSON G. McCOOK,

Chamberlain;

Commissioners of the
Sinking Fund.

Chamberlain;
JOHN T. OAKLEY,
Chairman Committee on Finance,
Board of Aldermen:

CEALED BIDS OR ESTIMATES, WITH THE CEALED BIDS OR ESTIMATES, WITH THE title of the work and the name of the bidder indorsed thereon, will be received by the Department of Public Parks, at its offices, Arsenal Building. Sixty-fourth street and Fifth avenue, Central Park, until 2 o'clock F. M., of Monday, April 12, 1867, for the following-named works:

No. 1. FOR FURNISHING ALL LABOR REQUIRED TO COMPLETE THE EXCAVATIONS IN EARTH, SOLID ROCK OR OTHER MATERIALS AND REMOVAL OF SAME NECESSARY FOR THE FOUNDATIONS OF THE NEW EAST WING AND EXTENSION OF THE METROPOLITAN MUSEUM OF ART IN CENTRAL PARK, INCLUDING ALL NECESSARY EXCAVATIONS, BLASTING AND REMOVAL OF SURPLUS MATERIALS, BESIDES PROTECTION TO THE EXISTING MUSEUM BUILDING, AND THE CONTENTS. THE BOILER AND DYNAMO HOUSE, THEIR APPURTENANCES AND CONTENTS.

No. 2. FOR FURNISHING ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION OF A TERIALS REQUIRED FOR THE PARK, FOR particulars see "City Record."

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GERARD, THE

44TH ST., BET. BEGADWAY & 6TH AVE.

A select family hotel, CENTRALLY and DESIRABLY cated. ABSOLUTELY FIREPROOF and modern. 400 ROOMS, SINGLE AND EN SUITE. Unfurnished, by year, Furnished, by week, mor season.
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Ocean Steamers.

NORTH GERMAN LLOYD. PAST EXPRESS SERVICE.

PLYMOUTH, LONDON, BREMEN.

Havel.Tu., Apr. 13, 10 A.M., Lahn., Tu., May 4, 10 A.M.,

Spree.Tu., April 20, 10 A.M., Havel.Tu., May 11, 10 A.M.,

Trave.Tu., April 20, 10 A.M., Sanle. Tu., May 11, 10 A.M.,

CHERBOURG, PARIS, BREMEN.

Spree.Tu., April 20, 10 A.M., Aller., Sat., May 15, 10 A.M.,

TWIN-SCREW PASSENGER SERVICE.

SOUTHAMPTON, LONDON, BREMEN.

Friedrich der Grusse.

Thurmday, April 22, noon

Konigin Lause.

GIBRALTAR, NAPLES, GENOA.

Werra., April 17, 10 A.M., Ems., May 15, 10 A.M.,

Fulda., April 24, 10 A.M., Werra., May 22, 10 A.M.,

Fulda., April 24, 10 A.M., Werra., May 22, 10 A.M.,

Kaiser., May 8, 10 A.M., Fulda., May 29, 10 A.M.,

OELRICHS & CO., 2 BOWLING GREEN.

HAMBURG-AMERICAN
LINE.
TWIN-SCREW EXPRESS LINE,
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Normannia, Apr. 20: 10 AM Normannia, June 3, 10 A. M.
Columbia, May 13, 7 A. M. Columbia, June 3, 10 A. M.
F. Bismarck, May 27, 10 AM Aug. Victoria, June 11, 7 AM
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First cab., \$10 up; second-class, \$40; steerage, \$20. The Land of Midnight Sun. Cruises to NORWAY, the NORTH CAPE and SPITZ-BERGEN by TWIN SCREW EXPRESS S. S. FROM NEW YORK JUNE 17 and JULY 22 HAMBURG-AMERICAN LINE, 37 BWAY, N. Y.

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F. PAUL April 14 St. FAUL May 5

EW YORK April 24 St. FAUL May 12

ARIS MAY 12 ST. FAUL MAY 12

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Steamers leave San Francisco,
April 21, 1 p. m.
CITY OF PEKING via Honolulu. May 1, 1 p. m.
DORIC, via Honolulu. May 1, 1 p. m.
CHINA. May 20, 1 p. m.
ELGIC, via Honolulu. May 20, 1 p. m.
For freight, passage and general information, apply to
240 Breadway, or 1 Hattery Place, Washington Building,
and 287 Broadway.

WHITE STAR LINE.

| April 14, noon Germanic... May 12, noon | April 21, noon Teutonic ... May 19, noon | April 28, noon Britannic... May 26, noon | May 5, noon Majestic... June 2, noon | CARRIED BY PASSENGER STEAMERS. -EUROPE, HOLY LAND, ROUND THE A.—EUROPE, HODA 188. June 5, 12, July 3, 7, 6 WORLD.—Parties leave May 8, June 5, 12, July 3, 7, for Europe, \$260 and up. Sept. 11, Round World, to Europe, \$260 and up. Sept. 11, Roundway, N. Y.

CUNARD LINE.

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TO LIVERPOOL VIA QUEENSTOWN.

Etruria. Apl. 17. 3:00 P.M. Lucania June 5. 8:30 A.M.
Campania. April 24. noon Etruria. June 12. 1:00 P.M.
Umbria. May 1. 3:00 P.M. Campania. June 19. 9:00 A.M.
Lucania. May 8. 9:30 A.M. Umbria. June 20. 1:00 P.M.
Etruria. May 15. 2:00 P.M. Lucania. July 3. 8:00 A.M.
Campa'a. May 22. 10:00 A.M. Etruria. July 10. 1:00 P.M.
Camba'a. May 22. 10:00 A.M. Campania. July 17. 8 A.M.
EXTRA SAILING:
Servia. May 11. 1:00 P.M. Servia. July 17. 8 A.M.
Servia. July 9. 10:00 A.M.
Cabin passage. 575 and upwards. according to steamer and accommodation.

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COMANCHE, Chas. & Jacksonville. ... Monday, April 12
ALGONQUIN, Chas. & Jacksonville. Wednesday, April 12
SEMINOLIE, Chas. & Jacksonville. Wednesday, April 19
IROQUOIS, Chas. & Jacksonville. ... Monday, April 19
IROQUOIS, Chas. & Jacksonville. ... Monday, April 19
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Great So. Freight and Passenger Line, via Charleston,
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COMPAGNIE GENERALE Transatlantique. C DIRECT LINE TO HAVRE—PARIS, FRANCE,
LA NORMANDIE, Deloncie... Sat., April 17, 10 a. m.
LA CHAMPAGNE, Poirot... Sat., April 24, 10 a. m.
Rates of passage: First class, N. Y. to Paris, \$165 and
upwards, by all steamers except La Touraine, including
railway fare to Paris and landing charges. Second class
to Paris, \$54.75.

A. FORGET, General Agent, 3 Bowling Green, N. Y. E UROPEAN tours personally conducted, \$250 apward. Long tour, including England, Scotland, Iroland, Wales, France, Holland, Belgium, Rhine, Germany, Austria, Switzerland, Italy. Frank Baker, 93 Nassau, N. Y. HOLLAND-AMERICA LINE,

FOR ROTTERDAM AND AMSTERDAM.

S. S. MAASDAM. Saturday, April 17, 10 a. m.,
S. S. WERKENDAM. Monday, April 19, 10 a. m.,
First cabin, \$72.50 and upwards; second cabin, \$36; steerage, \$26. Apply to Netherlands-American Steam Navigation Co., 39 B way, N. Y.

REAL ESTATE.

NUMBER OF IMPORTANT SALES CLOSES THE WEEK'S DEALINGS.

NEARLY EVERY CLASS OF PROPERTY CHANGES HANDS AT PRIVATE CONTRACT. real estate market for the last week closed strong yesterday, with a list of sales unusually

ong and important for Saturday. McK. Twombly has sold through Smith & Stewart No. 45 William-st., his handsome country place at Madison, N. J., to Frederic A. Bell, recently of Buffalo. The property consists of about forty acres of park, in which stands a large stone house. The price paid by Mr. Bell is understood to be about \$150,000. Henry D. Winans & May have sold for Henry Goodkind No. 52 East Seventy-third-st., a modern

Goodkind No. 52 East Seventy-third-st., a modern dwelling, 22x99, with butler's pantry extension, on lot 1922 feet deep, built by McCafferty & Buckley, to Mrs. S. H. Kaffenburgh and Miss Hammell, on private terms.

J. Romaine Brown & Co. have sold for Andrew Deyo, of Yonkers, the old buildings at Nos. 538, 569 and 542 West Thirty-third-st, 75x93, to Howard & Childs, adjoining the latter's brewery. Hleman & Co. have sold for John Boyd to Mitcheil A. C. Levy the six-story building No. 199 Wooster-st, 2x100 feet, on private terms.

St. Joseph's Orphan Asylum has purchased from the Rhinelander estate an irregular plot on the north side of East Eighty-ninth-st., 94 feet east of First-ave., 34.11x100.84x121.4x150.7 feet, for 25.000. The plot adjoins the property of the asylum. William P. Jones & Son have sold for David Clark to Adam and Elizabeth Metzler No. 412 West Fiftieth-st., a five-story brick and stone flathouse, 2xx90x160. feet, on private terms.

Max Freund has sold to Emilio Vigna the five lots on the north side of One-hundred-and-fourteenth-st., 100 feet west of Lenox-ave. Mr. Vigna will erect four handsome flathouses.

John T. Duff & Co. have sold for Niels Hansen the southeast corner of Ams-erdam-ave, and One-hundred-and-forty-seventh-st., a five-story brick apartment-house, at about 890,000.

J. Clarence Davies & Co. have sold on the south side of One-hundred-and-seventleth-st., 25 feet west of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Prospect-ave., five lots, and a lot on the east side of Pros

Wilcox.
Charles S. Kohler & Bro, have sold the southwest corner of Amsterdam-ave, and One-hundred-and-sixth-st, a five-story flathouse, on plot 33.10x109, for James H. Haven to George Aschenbach, and also for Mr. Haven Nos. 928 and 939 Amsterdam-ave., two five-story brownstone flathouses, on lots each 29.6x109, No. 928 to Joseph Brucker and No. 939 to Albert Brucker.

RECORDED MORTGAGES.

\$480

1.200

22,000

2,500

1.750

1.250

75,000

40,000

8,604

3,604

8,661

RECORDED MORTGAGES.

Anderson, Amanda C, to Jacob Hess, n s 184thst, 430 ft w of 11th-ave, 6 months.

Brignell, Triginia, to James M Fitspatrick, n s 118th-st, 219 ft w of 5th-ave, 3 months.

Bliss, Clara E, and husband to Robinson Gill, as trustee, n w corner 149th-st and Amsterdam-ave, demand.

Clausnitzer, Louise, and husband to Adrian H Jackson, No 216 East 21st-st, I year.

Crawford, Francis, to Frederic J Middlebrook, s s 169th-st, 150 ft w of Columbus-ave, I year.

Davies, Allee, to the New-York Investment and Improvement Company, s s 111th-st, 265.9 ft w of St Nicholas-ave, I year.

Same to same, s s 11th-st, 283.9 ft w of St Nicholas-ave, I year.

Same to same, s s 11th-st, 218.9 ft w of St Nicholas-ave, I year.

Same to same, s s 11th-st, 218.9 ft w of St Nicholas-ave, I year.

Same to same, s s 11th-st, 218.9 ft w of St Nicholas-ave, I year. Alice, to Gustav A Brandt, n s 111th-st, t w of St Nicholas-ave, demand..... s. Alice, to Gustav A Brandf, h s 11110-31, b ft w of St Nicholas-ave, demand...
and David T Davies to Emma H Platt, s s
h-st, 223.9 ft w of St Nicholas-ave, 3 years
to Nelisen Winthrop, s s 111th-st, 281.9 ft
St Nicholas-ave, 3 years
to J Sergeant Cram and another, trustees,
s s 111th-st, 203.9 ft w of St Nicholas-ave, to Isaac H and Emma H Platt, trustees, s s 111th-st, 248.9 ft w of St Nicholas ave. Bronson Winthrop, 8 s 111th-st, 218.9 ft Nicholas-ave, 3 years Same to Bronson Winthrep, s s 111th-st, 218.9 ft w of St Nicholas-ave, 3 years.

Same to Horatio G Curtis, s s 111th-st, 298.9 ft w of St Nicholas-ave, 3 years and another, trustees of William H Crossman and another, trustees of William H Crossman cesased, s s 111th-st, 263.9 ft w of St Nicholas-ave, 3 years.

Same to same, s s 11th-st, 315.9 ft w of St Nicholas-ave, 3 years.

Nicholas-ave, 3 years.

Daniels, Cornelius, to Jacob Klingenstein, No 5t Nicholas-ave, 3 demand.

Henry-st, demand.

Hackett, Mary A, to Sarah A B Downs, n s 85th-st, 70 ft w of Park-ave, 2 years.

Hongiand, William G, to the Farmers' Loan and Trust Company, No 235 to 230 West-st, and Nos 17 and 70 Heach-st, 3 years.

Same to same s s West 3d-st, 40 ft s of Greenest, 3 years.

Hongiand, William G, to George B Post, Jr, and Hoagland, William G, to George B Post, jr, and W A Flagg, Nos 29 and 22 West 34-st, 6 months Same to same, Nos 25 to 239 West and Nos 77 and 79 Beach-at, 6 months.

Same to Caroline A McCready, et al, trustees, etc, of Nathantel I. McCready, deceased, et al, same Nathaniel I. Mc. ready, accessed, perty, 3 years, to same, Nos 20 and 22 West 3d-st, 3 years, no. Lizzie A. to Twenty-third Ward Land provement Company, lot 231, map of Section Vyse estate, demand, to Pauline Knight, same property, 5 years, to Herman Mundheim, lot 42, same map, 1 lot 208, map of Section B, Vyse estate, 1 Mundy, Esther E. and John W. to Mary Morris and Margaret Campbell, No 48 Jefferson-st, 1 Year Norris, John G. and wife to Edward D Webb, No 253 7th-ave, 3 years. Norris John G. and wife to Edward D Webb, No 233 7th-ave. 3 years.

233 7th-ave. 3 years.

Same to Eliza McLaughlin, No 255 7th-ave, 3 years.

Quirley, David, and wife to Judson S Todd, n s.

145th-st, 190 ft e of Brook-ave, 1 year.

Same to same, n s. 145th-st, 125 ft e of Brook-ave, 1 year.

Same to eame, n s. 145th-st, 125 ft e of Brook-ave, 1 year.

Roche, 1 year.

Same to eame, n s. 145th-st, 150 ft e of Brook-ave, 1 year.

Schneffel, Kutharine and Bernhard, to John B Condition, 121 ft wo 2d-ave, 5 years.

Schneffel, Kutharine and Bernhard, to John B Condition, 122 ft year and 144th-st, also, 234 Ward, being 357.4 ft s of 144th-st, also, 24 Ward, being 357.4 ft s of 144th-st, also, 25 Ward, being 357.4 ft s of 144th-st, also, 25 Ward, being 357.4 ft s of 144th-st, also, 25 Ward, being 357.4 ft s of 144th-st, also, 25 Ward, being 357.4 ft s of 144th-st, also, 25 Ward, being 357.4 ft s of 144th-st, should be a selected and 15 ward of 15 Ward, 15 ft s of James-st, 1 year.

Smith Teleg C, and Sarah W Smith to Caroline McHench, e s Arnold-ave, 175 ft s of James-st, 1 year.

Schliftz, August, to Edward Oppenheimer and Isaac Metzger, n s 114th-st, 100 ft w of Lenox-ave, 2 years

Vigna, Rosina and Emilio, to Max Freund, same property, 1 year.

Soles William A, to Piecre L Romaids and another s a 111th-st, 263.9 ft w of St Nicholas-ave, demand.

Same to same, s s 96th-st, 337 ft e of 3d-ave, demand to same, s s 96th-st, 337 ft e of 3d-ave, demand. demand
Same to same s s 96th-st, 369 ft e of 3d-ave,
demand demand Same to same, s s 96th st, 401 ft e of 3d-ave, de-mand

REAL ESTATE TRANSPERS. Henry-st, No 77; Jacob Kemkenstein and wife to Cornelius Daniels
West st, No 235 to 239, and Nos 77 and 79
Heach-st, Nathaulel L Mediready and another, trustees, to William G Hoagland.
Henry-st, Nos 113 and 115; Esther Weiss to Morris Green and another.
Allen-st, No 2; Marcus Kempner and wife to Sarah Minkowsky.
6,000
Sarah Minkowsky.
6,000
Krazewski Sarah Minkowsky

Sarah

BUILDING PLANS FILED.

S. S. MAASINDAM. Monday, April 19, 10 a. m. First both, \$72.50 and upwards, second cabin, \$30, steep 19, 100 Co., 30 Brway, N. Y.

OLD DOMINION LINE.

DAILY SERVICE.

For Old Point Confort, Norfolk, Newport News, Peteralium Co., 30 Brway, N. Y.

DEPARTMENT OF THE PROPERTY OF THE FORM OF THE PROPERTY OF THE SEA ROUTE TO SAN FRANCISCO. Consecting at the lathmus for all West Coast Ports of Mexico, Central and South America.

Steamers sail from pier foot West 27th St., N. Y.

ADVANCE. April 29, moon FINANCE. April 30, noon FOFT La Jusyra, Puerto Cabello, Curacao and Maracabo, Venezuella.

Rep. La Jusyra, Puerto Cabello, Curacao and Maracabo, Venezuella.

S. CARACAS, Commondations for nassengers the trade, 180 Caracao, from Robert Stores, Brooklyn.

SS. CARACAS, Wednesday May 5, 1 p. m.

SS. CARACAS, Wednesday May 5, 1 p. m.

SS. CARACAS, Commondations for nassengers the trade, 180 Capetal Property accommodations for passengers the trade, 180 Capetal Property accommodations for passengers the trade, 180 Capetal Property accommodations for passengers.

SAVANNAH LINE, for all points South.

Special Excursion, including nearly week's board, 180 Capetal Property accommodations for passengers.

BOLLTON, BLISS & DALLETT, BOULTON, B

dwelling; Louis Stern, of No 993 5th-ave, owner; Schickel & Ditmar, of No 111 5th-ave, architects 20-ave, No 1.825, to a four-atory brick tenement; Eberhard Pantle, of No 342 East 47th-st, owner; Charles H Dalhauser, of No 849 1st-ave, archi-tect

Charles H Dalhauser, of No 849 lat-ave, architect

New buildings, branch office:
Home st, n w corner Vyse-ave, for a two-story frame shed, 1525; Alfred Cronemeyer, of No 1,300 Stebbins-ave, owner; H B Van Benschoten, of No 1,224 Freeman-st, architect.

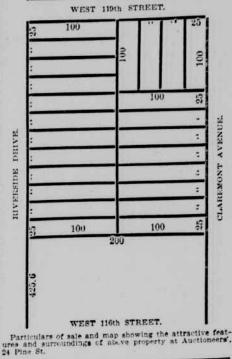
Mulford-ave, e s. 275 ft n of Alice-st, for a two-story and attic frame dwelling, 20x30; Thomas Gels, of Morris Park-ave, owner; Henry Conrad, of White Plains-ave and Elizabeth-st, architect Washington-ave, s. s. 25 ft e of Builer Place, for a three-story frame dwelling, 20x60; Augustin Hyland, of No 466 East 19th-et, owner; William H Rapman, of No 1,733 Park-ave, architect.

Alterations, branch office:
3d-ave, No 3,975, to a three-story frame dwelling, with store, Howard Cooper, of No 281 Broadway, owner; Arthur Bochmer, of 177th-st and 3d-ave, architect
Ogelen-ave, e s. 169 ft s of Cross-st, to a two-story frame dwelling, Mrs Annie E Raynor, owner; H S Baker, of No 492 East 138th-st, architect

Anction Sales of Real Estate.

architect.
Cing-ave. s. 250 ft n of Sutherland-st, to a two-story and attic frame dwelling. Maria L Seifert, of No 155 East 40th-st, owner: Gustav Schwarz, of No 554 East 138th-st, architect.

PARTITION SALE Riverside Drive, Claremont Ave. and 119th St. ADRIAN H. MULLER & SON THURSDAY, APRIL 29th, 1897, 24 LOTS, 25x100 EACH,



TO CLOSE AN ESTATE. The Valuable Property

MONMOUTH PARK RACE COURSE (NEW JERSEY) WILL BE SOLD AT AUCTION THURSDAY, APRIL 22, 1897, at 12:30 o'Clock P. M., By ADRIAN H. MULLER & SON.

For maps and particulars apply to the Au 24 Pine Street, N. Y.

GEO. R. READ, Auctioneer, WILL SELL BY AUCTION THURSDAY, April 22d, 1897, at the Real Estate Exchange and Auction Room, Ltd., NOS. 59 TO 65 LIBERTY STREET, AT 12 O'CLOCK NOON,

By order of New York Improved Real Estate Co. THE VALUABLE PROPERTY Nos. 44, 46 and 48 Broadway through to and including

Nos. 45 and 47 New Street, 146 ft. 2 in. South of Exchange Pl. Nos. 44 & 46 Broadway, including Nos. 45 & 47 New St. Plot 39 ft. 3 in. by 175 ft. by 40 ft. 10 in. by 167 ft., 7-story office building, steam heat and elevators.

No. 48 Broadway, 4-story building, 21 ft. 2 in. by 92 ft. by 19 ft. 11 in. by 92 ft. Maps and further particulars at the offices of the Auctioneer, No. 9 Pine Street and 1 Madison Avenue.

> PETER F. MEYER, AUCTIONEER, Wednesday, April 14, 1897,

t 12 o'clock, at the New York Real-Estate Salesro 111 Broadway. EXECUTOR'S SALE. By order of the Executors of Andrew S. Thorp, decease

THE CHOICE AND VALUABLE PROPERTY KNOWN AS THE Racquet Court Club Building,

NORTHEAST CORNER 6TH AVE. AND 26TH STREET. For maps and terms apply to Henry R. Hoyt, Esq. Attorney for Executor, 11 William St., and at the Auctioneer's office, 111 Broadway.

PETER F. MEYER, AUCTIONEER,
WILL SELI. AT AUCTION, ON
TUESDAY, APRIL 20, 1897,
at 12 o'clock, at the New York Real-Estate Salesre
III Broadway,

PEREMPTORY SALE 68 Choice and Valuable Lots Amsterdam or 10th Ave..

Edgecombe Road,
Park Terrace,
Vernon Place.

Croton Aqueduct,
Fronting and Adjoining
High Bridge Park,
65 per cent, on Bond and Mortgage.
For maps and terms apply to MAN & MAN, Esqs.
Attorneys, 56 Wall Street, and at the Auctioneer's Office,

PETER F. MEYER, AUCTIONEER, THURSDAY, APRIL 22D, 1897, at 12 o'clock, at the New York Real-Estate Salesroom, 111 Broadway,

EXECUTOR'S AND TRUSTEE'S SALE of the BATHGATE ESTATE

LATE PROPERTY OF CHARLES B. BECK, Deceased. The Farmers' Loan & Trust Co., EXECUTOR AND TRUSTEE.

176 Choice and Valuable Lots

3d, Washington, Bathgate, Wendover, and Fulton Aves., 171st and 172d Sts.,

24TH WARD, NEW YORK CITY. 50 per cent. may remain on mortgage for Titles guaranteed by the Lawyers' Title Insurance Cufree of charge to each purchaser.
For books, maps, &c., apply to TURNER, McCLURB & ROLSTON, Esqs., Attorneys for the Executor and Trustee, 22 William Street, and at the Auctioneer's office, 111 Broadway, basement.

Auction Bales of Real Estate. BRYAN L. KENNELLY, Auction'r.

Absolute sale without reserve,
By order of the executors of
William F. Foster, deed,
MAGNIFICENT COUNTRY SEAT AT

HASTINGS-ON-HUDSON, N. Y.

Consisting of 20 acres beautifully situated, frontage of 1,481 feet on Hudson River, and 1,291 feet on Broadway, but-stone house with 12 rooms, and new pressed-bries table with grantle trimmings.

TO BE SOLD AT AUCTION BY BRYAN L. KENNELLY & CO.,

THURSDAY. April 15th, 1897, AT 12 O'CLOCK NOON, at the N. Y. Real-Estate Salescoom, 111 Broadway, Maps and further particulars of auctioneer, 68 Liberty t. Telephone, 3,943 Cortlandt. BRYAN L. KENNELLY, Auct'r,

Friday, April 16, 1897, New York Real Estate Salesroom, 111 Broadway. Supreme Court Foreclosure Sale,

Supreme Court Foreclosure Sale,
NO. 1,624 AMSTERDAM AV., near 1418T ST.,
the valuable new five-story double brick Flat; size of
Messrs. TOWNSEND, DYETT & LEVY, Plainting
Attorneys, 247 Broadway.
Messrs. MULLIA & GRIFFIN, 58 Pine St., Attorneys,
for Messrs. Edward H. Hobbs and Benjamin B. Odell,
Jr., receivers of Murray Hill Bank.
Maps and further particulars of Attorneys, or with
auctioneers, 66 Liberty St. PHILIP A. SMYTH, Auctioneer,

will sell at auction on WEDNESDAY, APRIL 28, at 12 o'clock noon, at Real Estate Salesroom 111 Broadway, VALUABLE MODERN BUSINESSS PROPERTY.

54 4th Ave. and 86th E. 9th St. SAHORS' SNUG HARBOR LEASEHOLDS.

Two entirely modern and substantial five-story and basement brick, stone and from Business Buildings, covering lots, in perfect order and condition, with elevators, gas, electricity; sidewalks vaulted; immediate passession. Will be sold separately, but are connected on two floors, Present leasehold term expires 1911; renewals perpetual. Can be seen any time without permit. TERMS LIBERAL. Maps at office of PHILIP A. SMYTH, 11 Pine St.

Richard V. Harnett & Co., Auct's,
Will Sell at Auction
WEDNESDAY APRIL 21.
at 12 o'clock noon, at the Real Estate Exchange and
Auction Room, 59 to 65 Liberty St.
Exact TOR'S SALE.
Estate of Sarah Hastings, deceased.
208 CENTRE ST.,
through to 140 Baxter St.
(To be solid together),
and 5-story brick buildings. 25 ft. on Centre z 1218
and 124.10 deep x 24.10 on Baxter St.
5-story brick building and lot 23.7x55.8x37.8.
2211 GRAND STREET.

218 CENTRE ST...
5-story brick building and lot 22.7x55.8x57.8.
231 GRAND STREET,
adjoining Southwest Corner Bowery,
3-story brick front frame, with 3-story brick extension
and lot 23.6x56.6.
Astory and cellar, brick ten

gage at 5 per cent.

Maps and particulars from WILLIAM H. BLAIN,
Eaq., Attorney, 271 Broadway; CYRILLE CARREAU,
Eaq., Agent, Grand Street and Bowery, or the Auctioneers, 71 and 73 Liberty Street. City Property for Sale.

BARGAINS.

3-Story Houses on 136th Street, BETWEEN ITH AND STH AVES.; CABINET TRIM, EXPOSED PLUMBING, THIED BATHROOMS. Apply at 233 West 136th st. A .-A.-GRANT PARADE. See it from your on house. Invite your friends.

HOW? Ruy 233 or 241 West 724 Street, between Boulevard and West End Ave.
No. 233, Am. Basement, 21 ft. wide.
No. 241, Dir. Room Ext., 25 ft. wide.
Can be bought this month at exceptionally low prices.
Examine and make me an offer.
CHARLES BUEK, Architect and Owner.

> WEST END AVE. AND 90th ST. Six elegant Sig-story Houses, each 19x58x ex. 14, lot 100 feet; W. L. CROW & TAYLOR,

109 W. 421-st.

No. 14 West 54th St., Near 5th Ave. New 5-Story American Basement, Dining-Room Extension, High-Class Dwelling. Owner on Premises. Open Daily for Inspection.

INVESTORS! INVESTORS!!

Am offering one of the best bargains that cun be had to-day in cold water tenements, situated on one of the best corners on upper west side; this property can be bought very much less than it cost to build; it now pays over 12 per cent; may accept small encumbered property for part payment, balance cash. F. E. MAINHART, 241 West 125th-et.

A DESIRABLE MODERN DWELLING—No. 120 West
130th Street.—Choice location; private houses front
and rear; asphalt pavement; elevated station at Eighth
Avenue; cable cars at corner; elegant hree-story highstoop brownstone; 12 rooms; laundry, butler's pantry,
bathroom extension; beautifully decorated, fine cabler
finish; will be sold at a bargain; price \$19,000; or will
rent for \$1,200. CHAS, A. TROUP, Mills Building, No.
15 Broad St. 15 Broad St.

FOR SALE, No. 57 West 126th Street, 17.5x50x100.

Three-story and basement brownstone dwelling, between Fifth and Lenox Avenues; private neighborhood; all improvements. Price, \$15,500; \$19,000 can remain at five per cent. A. & H., Tribune Office.

RIVERSIDE DRIVE: choicest location elegant four-story house; every modern improvement; price \$65,000, Particulars of Thomas & Eckerson, 35 W. 80th-st. 129 TH-ST., west of Lenox-ave, south side; elegant three-story and basement brownstone, handsomely decorated throughout; 10 rooms and bath; perfect condition, must sell; price \$10,500; by permit enty.

F. E. MAINHART, 241 West 125th-st.

\$12,250 —Three-story high stoop, hardwood finish, open plumbing, new private dwelling house; easy terms. Apply on premises, 306 West 140th Street or T. W. SHOTWELL, 201 Lenox Ave. City Property for Sale or Co Let. 39 West 81st Street,
MANHATTAN SQUARE—NORTH.
Attractive, 25-foot house, handsomely decorated; inspect

City Property Co Let.

F. E. MAINHART,

Telephone 312 Harles. 241 West 125th St. 202 WEST 128TH ST.,

NEAR 7TH-AVE.

A three-story high-stoop brownstone Dwelling RENT 8000.

Apply to WM. BERRIAN. 9 West 17th-st., from 2 to 4 P. M.

Keys with HUGH STEWART, Janitor, 2,144 7th-ave.

DESIRABLE 3-story dwelling, 58 W. 114th-st. Reduced rent, 8950. Caretaker on premises. House in a condition, Immediate possession, PULLING, 55 A. ATTRACTIVE three-story hox stoop house.

THOMAS & ECKERSON, 35 West 50th-st.

FOUR-STORY, twelve rooms and bath, all improvements; 28th-st., 8th and 9th aves; \$1,100.

KNOX MCAFEE, 242 West 83d-st. 121 WEST 34TH ST., near Broadway - Apply to

Real Estate Wanted.

A REASONABLE AMOUNT OF CASH Will be given, in addition to a very valuable tract of land situated in the city of Worcester, Mass., in exchange for improved property in the city of New York. This tract of land in Worcester contains about six acres, is incheart of the city, and is adapted for building or management of the city, and is adapted for building or management of the city, and is adapted for building or management of the city, and is adapted for building or management of the city, or we will add money to make a satisfactory exchange.

Kindly address for particulars,

STEVEN B. AYRES,

250 TO 264 West 124th st., near 8th ave, and 125th st. L. statton; three four-story single flats, 16.85 70x100; six rooms and bath; no heat; open plumbing; will exchange for 23d and 24th Ward lots, or small unescumbered improved city or country property; equity \$12,000.

Beal Estate for Exchange.